

HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Property Address:	1355-57 U Street NW		Agenda
Landmark/District:	U Street Historic District	X	Consent Calendar
Meeting Date:	September 27, 2018	X	Concept Review
H.P.A. Number:	18- 536	X	Alteration Subdivision

Property Description

The Goldstar Group, represented by Jon Hensley Architects seeks a concept review to restore the storefront façade for 1355-1357 U Street, add a roof top addition to 1355, and add a one story outdoor terrace addition at the rear of 1357. The two buildings stand about 28 feet in height and are surrounded by similarly scaled residential and commercial buildings on this half of the square. To the east are a 2-story historic commercial building (Hamilton Printers), a 2-story non-contributing commercial building, and a 31-foot wide private alley belonging to the Ellington apartment building. To the west is a 15-foot wide alley and the rear elevations of the 2- and 3-story buildings that face 14th Street. At the rear is a wide alley (formerly Park Place), the recently constructed Langston Lofts, and Hamilton Playground. The proposed addition would be non - visible from street views on all sides.

Proposal

The current proposal calls for the interior renovations of 1355-1357 with a restoration of the historic storefront façade which includes the removal of the non-historic awning shed on 1357. The 1355 property, located along the alley, calls for a new 511 square foot outdoor terrace on the roof of the ground floor with an additional one-story addition at the rear of the property. The 1357 property will host a new roof deck to be set back from the front of the property by 20'10. The roof deck will have a semi-enclosed bar and stairwell set back an additional 20 feet from the front.

Evaluation

Compared to the previous 2015 concept (HP 15-311) for an addition that would rise to a total height of roughly 70 feet plus an 18-foot-tall mechanical penthouse, this concept proposes a less extensive addition. The proposal is compatibly designed and brings the height and massing in line with other approved mid-block buildings and additions within historic districts.

Recommendation

The HPO recommends that the Board find the alteration to 1355-57 U Street compatible with the historic district and consistent with the purposes of the preservation act and to delegate final review to staff.

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